

SPECIAL CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, JUNE 10, 2009.

The City Council of the City of Leon Valley, Texas, met on the 10th day of June 2009 at 6:00 p.m. at the Leon Valley City Council Chambers, at 6400 El Verde Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

SPECIAL CITY COUNCIL MEETING - 6:00 P.M.

Call to order.

Mayor Riley called the Special City Council Meeting to order at 6: 01 p.m. and asked that the minutes reflect that all members of City Council were present: Councilmembers Garcia, Reyna, Baldrige, Dean, and Nelson.

City Manager Lambert, City Secretary Feutz, Community Development Director Flores, and Fire Chief Irwin were also present.

Public hearing to consider a moratorium ordinance on the construction, reconstruction, or other alteration or improvement of any undeveloped, developed, and partially-developed non-residential property located within defined geographic boundaries within the city limits; providing for the temporary suspension of the acceptance, review and approval of permits for the construction, reconstruction, or other alteration or improvement of property located within the defined geographic boundaries within the city limits; providing findings of fact; providing exemptions; providing an appeal process; providing a waiver procedure; providing for a termination date; providing for a severability clause; and providing an effective date (Flores).

A. 1st Reading.

Mayor Riley announced that this was the first reading and a public hearing before City Council to consider a moratorium ordinance on the construction, reconstruction, or other alteration or improvement of any undeveloped, developed, and partially-developed non-residential property located within defined geographic boundaries within the city limits; providing for the temporary suspension of the acceptance, review and approval of permits for the construction, reconstruction, or other alteration or improvement of property located within the defined geographic boundaries within the city limits; providing findings of fact; providing exemptions; providing an appeal process; providing a waiver procedure; providing for a termination date; providing for a severability clause; and providing an effective date.

B. Public Hearing.

Mayor Riley opened the public hearing officially at 6:03 p.m. and invited everyone to participate beginning with a staff presentation.

Community Development Director Flores explained the purpose of the proposed moratorium stating that it was to allow the City to explore new ordinances and laws for the development and redevelopment of areas in the interest of public policy to protect the health, safety and general welfare of residents, business and the general public. She reported that during the 120-day moratorium, staff, the Zoning Commission and the Council will explore master plans for the O-1, B-1, B-2, B-3 and I-1 zoning district in the city, including but not limited to: stricter building standards, overlay zones, town center plans, uniform signage,

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building facade regulations and mixed use development standards. A map of the four zones that will be reviewed were displayed and Ms. Flores pointed out that the residential areas within those zones would not be included in the moratorium. Ms. Flores stated that Requests for Qualifications (RFQ's) had been sent out to local architectural firms looking for expertise in planning and development services with a deadline for a return of submittals by June 22, 2009.

Ms. Flores stated that the moratorium is not applicable to any completed applications for building permits and noted that there is a waiver procedure included in the ordinance, as required by law. She also reported that notice was printed in the newspaper for the Zoning Commission's public hearing on June 5, 2009 and the notice for the City Council's public hearing of June 10, 2009 was published on June 6, 2009. Ms Flores reviewed the calendar for the moratorium noting that a temporary moratorium begins June 10, 2009 and if Council approves the ordinance on June 16, 2009 ordering the 120-day moratorium, the moratorium will continue until October 18, 2009. She also informed Council that the moratorium could be extended for a maximum of 180 days after additional notices and findings were given.

Ms Flores reported on the Zoning Commission's meeting of June 9, 2009, where the Commission recommended approval for the moratorium for all non-residential properties by a vote of 5 to 1 and they also recommended words "are inadequate" in sections of the proposed ordinance, which refer to existing development ordinances, regulations and other applicable laws, be changed to "need to be strengthened." Ms. Flores also reported that the recommended verbiage changes had also been cleared through the City Attorney to be presented to Council as a recommendation from the Zoning Commission.

Mayor Riley asked if anyone on Council or anyone in the audience had any questions or wished to speak on the subject. Hearing no one, Mayor Riley announced that the public hearing was closed at 6:09 p.m. She announced that Council will formally consider the ordinance on Tuesday, June 16, 2009.

Discussion on a Request for Qualifications for redevelopment master plan services (Lambert).

City Manager Lambert presented a copy of the Request for Qualifications, its addendum, and a list of firms that were contacted asking for qualifications for planning and development services of professionals to help the City with a master redevelopment plan. He stated that he would ask the Mayor to appoint a committee of staff and Councilmembers to review any RFQ's submitted in a short time frame after the submittal date of June 22, 2009 so that work could begin on the redevelopment plan as soon as possible during the moratorium period.

Council discussion on the subject asked that staff may be able to assimilate submittal data and do a preliminary review before a committee meets. Mayor Riley announced that a grant application was submitted for assistance with an overlay district plan and the announcement of the award of that grant was expected in mid-July. Councilmembers agreed that they would like to review the candidates for this project.

Mayor Riley asked Councilmembers to bring their calendars to the next City Council meeting so that dates could be set for workshops in July and August.

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Adjourn.

A motion was made by Councilman Reyna, seconded by Councilman Dean, to adjourn the meeting. Upon vote, Mayor Riley announced the meeting adjourned at 6:23 p.m. and reminded everyone of the next Regular City Council Meeting of June 16, 2009 at 7:00 p.m. at City Hall. Councilman Dean announced that he would be out of town on that date.

Chris Riley

Mayor

ATTEST:

Marie Feutz

City Secretary

Minutes approved by unanimous vote of City Council at the Regular City Council Meeting of June 10, 2009.